

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes March 22, 2019

A meeting of the Planning Commission of the City of Saint Paul was held Friday, March 22, 2019, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Grill, Lee, Mouacheupao, Reveal, Underwood; and Messrs. Baker, Edgerton, Khaled, Lindeke, Oliver, Perryman, Rangel Morales, and Risberg.

Commissioners Absent: Messrs. *Ochs, and *Vang.
*Excused

Also Present: Luis Pereira, Planning Director; Yaya Diatta, Department of Safety and Inspections, Lucy Thompson, Bill Dermody, Josh Williams, Anton Jerve, Mike Richardson, Kady Dadlez, Michael Wade, Menaka Mohan, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes January 25, 2019.

Chair Reveal announced that the minutes are not available at this time. However, they will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Chair Reveal announced that these Commissioners will continue on the Communications-Nominations Committee: Anderson, Lee, and Underwood. Also, two additional commissioners will be asked to join the Communications-Nominations Committee.

III. Planning Director's Announcements

Luis Pereira, Planning Director, announced that the Ford Master Plan Amendments and Zoning Text Amendments had their first consideration at City Council on Wednesday, March 20th and they will have the public hearing on Wednesday, April 3rd. Yesterday the 2019 Neighborhood STAR applications were due. There were over 50 applications and there may be more. The next step for that is the Planning staff will be reviewing them for Comprehensive Plan consistency and then it will go to the Comprehensive and Neighborhood Planning Committee to review those recommendations.

Also, of note is the staff work on the Planning Team and the broader PED Team on the work around Allianz Field, the Transportation Management Plan. Josh Williams, PED staff, has been working really hard on that, along with other colleagues and other departments, Public Works and Police. They have also started having community conversations about that work and what it means as they approach the first big game on April 13th, and related work on how small

businesses can capture some of the economic activity around the number of people.

IV. Zoning Committee

Two items to come before the Site Plan Review Committee on Tuesday, March 26, 2019:

- Raymond Station – New development at 2250 University Avenue West. David Miller, UrbanWorks Architecture. SPR #19-017399
- Maryland Avenue Retail – New development at 399 Maryland. Jerry Anderson, Jamb Architects. SPR #19-018308

NEW BUSINESS

#19-013-128 PAK Investment Holdings, Inc. – Rezone from I1 Light Industrial to I2 General Industrial and from I2 to I1 (related to lot line adjustment). 0 Bradford Street, between Wycliff and Hampden Avenue. (*Anton Jerve, 651/266-6617*)

MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

#19-014-075 Luther Seminary – Amend conditional use permit to adjust the campus boundary to include lots along west side of Branston south of Hendon. 1465 Branston Street, SW corner at Hendon Avenue. (*Michael Wade, 651/266-8703*)

MOTION: Commissioner Edgerton moved the Zoning Committee’s recommendation to approve the amended conditional use permit. The motion carried unanimously on a voice vote.

Commissioner Edgerton announced the items on the agenda at the next Zoning Committee meeting on Thursday, March 28, 2019.

V. Comprehensive and Neighborhood Planning Committee

848 Payne Avenue Redevelopment Plan – Recommend plan to the Planning Commission. (*Bill Dermody, 651/266-6617; Jenny Wolfe, 651/266-6680*)

Commissioner DeJoy recused herself from this case.

Commissioner Lindeke said regarding feedback about this and questions about keeping track of TIF districts in general, he thinks this has come up before.

Chair Reveal replied that they have not seen a report on them in a long time. So, they are due for an update.

Commissioner Lindeke said that is what he would be interested in knowing and also, transparency for the public and questions about how many TIF’s are there, how long do they last, when do they go away? He would like to see some progress on knowing those things.

MOTION: *Commissioner Mouacheupao moved on behalf of the Comprehensive and Neighborhood Planning Committee's recommendation to approve the Redevelopment Plan for the 848 Payne Avenue Project and forward to the City Council and HRA for approval. The motion carried 12-0 with 1 recused. (DeJoy)*

Draft Mississippi River Corridor Critical Area chapter of the 2040 Comprehensive Plan – Release for public review and set public hearing for April 19, 2019. (Lucy Thompson, 651/266-6578)

Lucy Thompson, PED staff, gave a Power Point presentation, which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

MOTION: *Commissioner Mouacheupao moved on behalf of the Comprehensive Planning Committee to release the draft for public review and set a public hearing on April 19, 2019. The motion carried unanimously on a voice vote.*

Saint Paul for All: 2040 Comprehensive Plan – Review public comments and recommended changes to draft; forward to Mayor and City Council for adoption. (Lucy Thompson, 651/266-6578)

Lucy Thompson, PED staff, gave a Power Point presentation, which can be viewed on the web page at: <http://www.stpaul.gov/planningcommission>

Ms. Thompson recapped the process to-date, and the key themes raised in both oral and written comments since the draft was released on November 2, 2018 (and through the closing of the public record on January 14, 2019). The Committee recommendation is to approve several changes to the public hearing draft, and to forward the amended version to the Mayor and City Council for final adoption. The schedule is to have a public hearing at the City Council on May 15th, with final approval on May 22nd.

Commissioner Mouacheupao, the Committee chair, said this has been an amazing growth experience for her - spending the last year going chapter-by-chapter, and spending this year going through all the comments, and working with staff. She would like to give thanks and congratulate staff.

Commissioner Edgerton thanked Lucy Thompson and all the Planning staff who have worked on this, putting in a lot of good hard work over the years.

Commissioner Baker specifically thanked the Committee and staff on tackling equity and the subsequent questions that have come out of those discussions. Also, he wants to ensure that conversations about equity continue, so that tangible results are achieved. He also gave kudos to staff and the Committee.

MOTION: *Commissioner Mouacheupao moved on behalf of the Comprehensive Planning Committee to approve the recommended changes to the draft 2040 Comprehensive Plan, and forward to the Mayor and City Council for adoption. The motion carried unanimously on a voice vote.*

Commissioner Mouacheupao said the Comprehensive and Neighborhood meeting talked about possibly having an information tour once the Plan is adopted so that the community is informed on what came out of their participation back in 2016. She thanked the Committee members, especially Commissioner Risberg for being so supportive and such a responsible Vice-Chair; Commissioner Perryman for being such a willing Second Vice-Chair; Commissioners Rangel Morales, Vang and Grill for being committed members who came prepared and ready to ask critical questions and to provide important comments for staff. She congratulated and thanked staff: Lucy Thompson, Anton Jerve, Bill Dermody, Josh Williams, Kady Dadlez, Mike Richardson, former planner Jamie Radel and George Gause for all their hard work and all the thoughtfulness that went into this plan. She thanked all of the Planning Commissioners for trusting them to really be a part of this process.

Chair Reveal seconded all the thank yous and especially thanked Lucy Thompson. Also, she thanked the late Commissioner Paula Merrigan, who chaired the Comprehensive and Neighborhood Committee in the beginning of the Comprehensive Plan update process. The Commission really appreciated her passion and commitment, and it really was a labor of love to Paula during a very tough time in her life. And thanks to Terri Thao who was Committee chair immediately before Commissioner Mouacheupao.

Commissioner DeJoy thanked Commissioner Mouacheupao for her leadership.

Commissioner Underwood added that, though she was not on the Committee, she always felt very informed and a part of the process. She is grateful for the Committee's approach and for them being able to dig in. She noted that this was a great experience for someone not on the active committee.

Luis Pereira, Planning Director, spotlighted Alena DeGrado the PED intern, Bob Spaulding and Michael Wade for their support roles on maps, appendices and refinements getting through all of the matrix of comments. He thanked Lucy Thompson for her important and much-appreciated leadership.

VI. Transportation Committee

Commissioner Lindeke announced that at their last meeting they heard about a new intersection design at Como and Lexington Parkway. Ramsey County mill & overlays which are coming up this year at White Bear Avenue south of 94. Larpenteur and Payne on the southern part by 7th Street. And the next meeting is scheduled for Monday, March 25, 2019 on the agenda is the Allianz Field Transportation Management Plan, the Saint Paul Pedestrian Plan and St. Anthony Avenue/Concordia Avenue outreach update.

VII. Communications-Nominations Committee

Call for members

Chair Reveal will ask Commissioners Khaled and Risberg to join the Communications/Nominations Committee after the meeting today.

Report on recruitment efforts

Luis Pereira, Planning Director, said the Planning Commission vacancy to fill Commissioner Wojchik's place has a finalist in the Ward 4 vacancy and the Mayor's Office has asked to meet with him. Noel Nix, the Mayor and Luis Pereira will meet soon to discuss. Also, there are three additional vacancies Ward 1, Ward 6 and Ward 3, there are candidates for Ward 3 but still looking for Ward 1 and 6 candidates. The Mayor's Office is putting pressure on to fill those vacancies in the next couple of weeks. Please if tell people about this vacancy in Ward 1 & 6 encourage them to apply.

VIII. Task Force/Liaison Reports

No report.

IX. Old Business

None.

X. New Business

None.

XI. Adjournment

Meeting adjourned at 9:21 a.m.

Recorded and prepared by
Sonja Butler, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully submitted,



Luis Pereira
Planning Director

Approved MAY 17, 2019
(Date)


Lue Wang
Secretary of the Planning Commission